

5245 N. Range Ave. - Colby, KS

Looking for something close to town and out in the country? Don't pass up this five bedroom, two bath home located three miles North of town on Highway 25. Newer roof, siding, AC/Heat, all new flooring, and paint in basement. Nice home with lots of room to expand. Call Tom today for a tour!



~~\$185,500~~ **\$179,000**

Year Built: 1957
Property Type: Residential
Property SubType: Single Family Res
Main/Level 1: 1,008
Basement: 1,008
Approx. Square Feet: 2,016
Lot Size: 1 Acre
Approx. Lot Square Feet: 43,560

Construction: Frame w/ Siding
Style: Ranch
Stories: One Story
Zoning: Residential
County: Thomas
Heating: Central Heat (New)
Cooling: Central Air (New)

| | | |
|--------------|------------------------|----------|
| Living Room: | 17x12 | Level: 1 |
| Dining Room: | 10x9 | Level: 1 |
| Kitchen: | 12x10 | Level: 1 |
| Bedroom 1: | 10.7x8.7 | Level: 1 |
| Bedroom 2: | 10.7x9.3 | Level: 1 |
| Bedroom 3: | 13.2x10 | Level: 1 |
| Bathroom 1: | 7.6x6.6 | Level: 1 |
| Garage: | One Car Attached 25x14 | |

| | | |
|-----------------|----------------|-----------------|
| Bedroom 4: | 10x10 | Level: Basement |
| Bedroom 5: | 10x10 | Level: Basement |
| Bathroom 2: | 7x6 | Level: Basement |
| Family Room: | 23x13 | Level: Basement |
| Utility Room: | 23x13 | Level: Basement |
| Patio/Deck: | Patio and Deck | |
| Basement: | Full Finished | |
| Yard Buildings: | 14x10 and 8x5 | |

Information has been obtained from sources deemed reliable; Broker does not guarantee information. Parties are welcomed to verify information through a professional.

77421

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Call Tom today to set up a showing!



Tom Harrison
Supervising Broker/Auctioneer

(785) 443-0136

Email: tharrison@homelandre.com

Address: 5245 N. Range Ave. - Colby, KS

Legal Description: Lot One (1), Block One (1), Barnett Subdivision of the Northwest Quarter (NW4) of the Northwest Quarter (NW4) of Section 19-7-33, Thomas County, KS

Included with the home: refrigerator, stove, dishwasher, disposal, microwave, window coverings, mini-blinds, ceiling fans, and two garage door openers. All personal property "AS IS". Negotiable: hot tub, zero turn mower, and washer/dryer.



Seller is a Kansas Lisenced Real Estate Agent
Prospective Buyer must have a pre-qualification letter before viewing property.
How\$mart Balance: Approx. \$4,300.00 Monthly: \$33.27

Average Utilities: Gas \$55.00 Electric \$130.00
2017 Taxes \$2,324.48



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Call Tom at 785-443-0136

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